

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Grand Victoria Park, LLC/Atelier  
Lofts

**Case #:** 66-R-03

**Date:** July 22, 2003

**Comments:**

1. No Comments.

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2.

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
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**Project Name:** Grand Victoria Park, LLC/Atelier  
Lofts

**Case #:** 66-R-03

**Date:** July 22, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Grand Victoria Park, LLC/Atelier  
Lofts

**Case #:** 66-R-03

**Date:** July 22, 2003

**Comments:**

1. Fire sprinkler system required at permit phase.
2. Provide flow test.
3. Show fire mains, Hydrants and DDC, FDC and sprinkler risers on the Civil plans.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

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Lofts

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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Grand Victoria Park, LLC/Atelier  
Lofts

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**Comments:**

1. All Tree Preservation Ordinance requirements apply. Relocated trees to be guaranteed.
2. Add the 20% vehicular use area landscape area requirement to the Landscape Calculations.
3. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan.
4. Verify that the existing Poinciana and Gumbo Limbo shown to remain will have sufficient pervious area to support the trees. The “stamped concrete” may encroach on the root system of these trees.

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<b>Division:</b>	Planning	<b>Member:</b>	Michael Ciesielski 954-828-5256
<b>Project Name:</b>	Grand Victoria Park, LLC/Atelier Lofts	<b>Case #:</b>	66-R-03
<b>Date:</b>	July 22, 2003		

Request: Site Plan Level II/ New construction of seven (7) residential units townhouses)/ RC-15.

**Comments:**

1. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). Since this property is in the RC-15 zoning district, it must also comply with the additional provisions for entrance and fence requirements as stated in Sec. 47-18.33.B.5.d. 6.and 9.
2. Note that the Code does NOT reference “townhomes”. Please revise accordingly.
3. Provide a point-by-point narrative that indicates that you adhere to all the requirements as stated in Sec. 47-18.33, especially 47-18.33.B.5.d. 6. and 9.
4. Provisions satisfactory to the City Attorney shall be made for a recordable easement
  - a) over the driveway for all public utilities and for use by owners within the group, and
  - b) along the front and rear property lines of the group for use by owners of the group.
5. Discuss with Chief Zoning Plans Examiner the idea of having two (2) front facades. Does the façade along NE 17<sup>th</sup> Avenue comport with the requirements of Sec. 47-18.33. ?
6. Discuss with Chief Zoning Plans Examiner whether curbing is permissible in the rear (5') easement.
7. On the site plan, indicate the building footprints of all structures adjacent to the subject site and label their setbacks.
8. In plan view, please provide scaled drawings of the properties adjacent to this site. How will the scale and mass of the proposed building blend in with neighboring structures?

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9. Provide a narrative on proposed collection of garbage, i.e. what type(s) of containers, where will the container(s) be stored, how frequently picked up, etc.
10. On site plan, show location of all mechanical equipment on site, i.e. air conditioning units, pool pumps, any other mechanical equipment. Provide setbacks of this equipment.
11. On elevation drawings, provide details, i.e. color, types of materials (siding, windows, doors).
12. Discuss South Elevation drawings. (Are those balconies? Identify primary roof deck. Label top of main roof slab and parapet).
13. Discuss proposed stepback on South Elevation drawings with Chief Zoning Plans Examiner. Does this violate stepback requirements in the ULDR ?
14. On site plan, please screen stamped concrete pattern on drawings. Minimize the paving pattern into the background as it makes it difficult to discern where is end of paving.
15. Provide a point-by-point narrative stating how the proposed development complies with all Adequacy Requirements as stated in Sec. 47-25.2.
16. Will there be any rooftop equipment? (Note that rooftop equipment requires a line of sight drawing to demonstrate that the equipment is not visible from the adjacent property).
17. Staff strongly recommends contacting the neighborhood association (Victoria Park Civic Association) and advising them of this proposal.
18. Additional comments may be forthcoming at the DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. C. Cleary- Robitaille (954) 828-6419
<b>Project Name:</b>	Grand Victoria Park, LLC/Atelier Lofts	<b>Case #:</b>	66-R-03
<b>Date:</b>	July 22, 2003		

**Comments:**

1. Impact resistant glass should be used on all first floor glass areas.
2. A perimeter alarm that incorporates a glass- breaking sensor system should be installed.
3. Particular attention should be paid to exterior lighting along the front walkway and the alleyway to the rear of the units.



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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Grand Victoria Park, LLC/Atelier  
Lofts

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**Date:** July 22, 2003

**Comments:**

1. Dimension balconies on site and elevation plans.
2. Second floor terrace safeguards on the west elevation encroach into the side setback above twenty-two (22) feet pursuant to section 47-18.33.B.5.d.
3. Indicate on the elevation plans the height of the roof deck.
4. Pools shall comply with section 47-19.2.BB and State regulations for pool barriers.
5. Additional comments may be discussed at DRC meeting.